

027.0

0003

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

928,700 / 928,700

USE VALUE:

928,700 / 928,700

ASSESSED:

928,700 / 928,700



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
56-58		WINTER ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MAKSOUDIAN KRIKOR/TRUSTEE	
Owner 2:	MAKSOUDIAN FAMILY TRUST	
Owner 3:		

Street 1: 58 WINTER ST
Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MAKSOUDIAN KRIKOR -
Owner 2: -

Street 1: 58 WINTER ST

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,953 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2711 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5953		Sq. Ft.	Site		0	80.	1.01	1									478,874						478,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5953.000	444,700	5,100	478,900	928,700		18689
							GIS Ref
							GIS Ref
							Insp Date
							10/06/17

Total Card	0.137	444,700	5,100	478,900	928,700	Entered Lot Size
Total Parcel	0.137	444,700	5,100	478,900	928,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	342.60	/Parcel: 342.6	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	444,900	5100	5,953.	478,900	928,900	928,900	Year End Roll	12/18/2019
2019	104	FV	344,300	5100	5,953.	508,800	858,200	858,200	Year End Roll	1/3/2019
2018	104	FV	344,300	5100	5,953.	371,100	720,500	720,500	Year End Roll	12/20/2017
2017	104	FV	322,400	5100	5,953.	323,200	650,700	650,700	Year End Roll	1/3/2017
2016	104	FV	322,400	5100	5,953.	275,400	602,900	602,900	Year End	1/4/2016
2015	104	FV	286,500	5100	5,953.	269,400	561,000	561,000	Year End Roll	12/11/2014
2014	104	FV	286,500	5100	5,953.	221,500	513,100	513,100	Year End Roll	12/16/2013
2013	104	FV	298,400	5100	5,953.	210,700	514,200	514,200		12/13/2012

Parcel ID 027.0-0003-0012.0

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAKSOUDIAN KRIK	62184-269		7/5/2013	Convenience		1	No	No	Azadouhie Maksoudian dod 7/16/1986
	13069-123		10/4/1976		57,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/6/2017		Inspected							BS	Barbara S													
9/30/2017		MEAS&NOTICE							KB	Kevin B													
1/13/2009		Meas/Inspect							294	PATRIOT													
4/14/2000		Inspected							263	PATRIOT													
4/5/2000		Measured							263	PATRIOT													
8/17/1993									PC	PHIL C													

Sign: VERIFICATION OF VISIT NOT DATA

!2270!

PRINT

Date

Time

12/10/20

17:43:26

LAST REV

Date

Time

10/16/17

11:15:24

ekelly

2270

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

